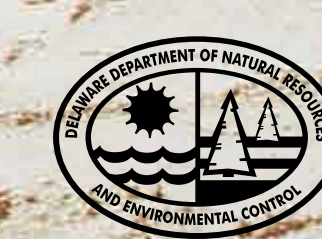
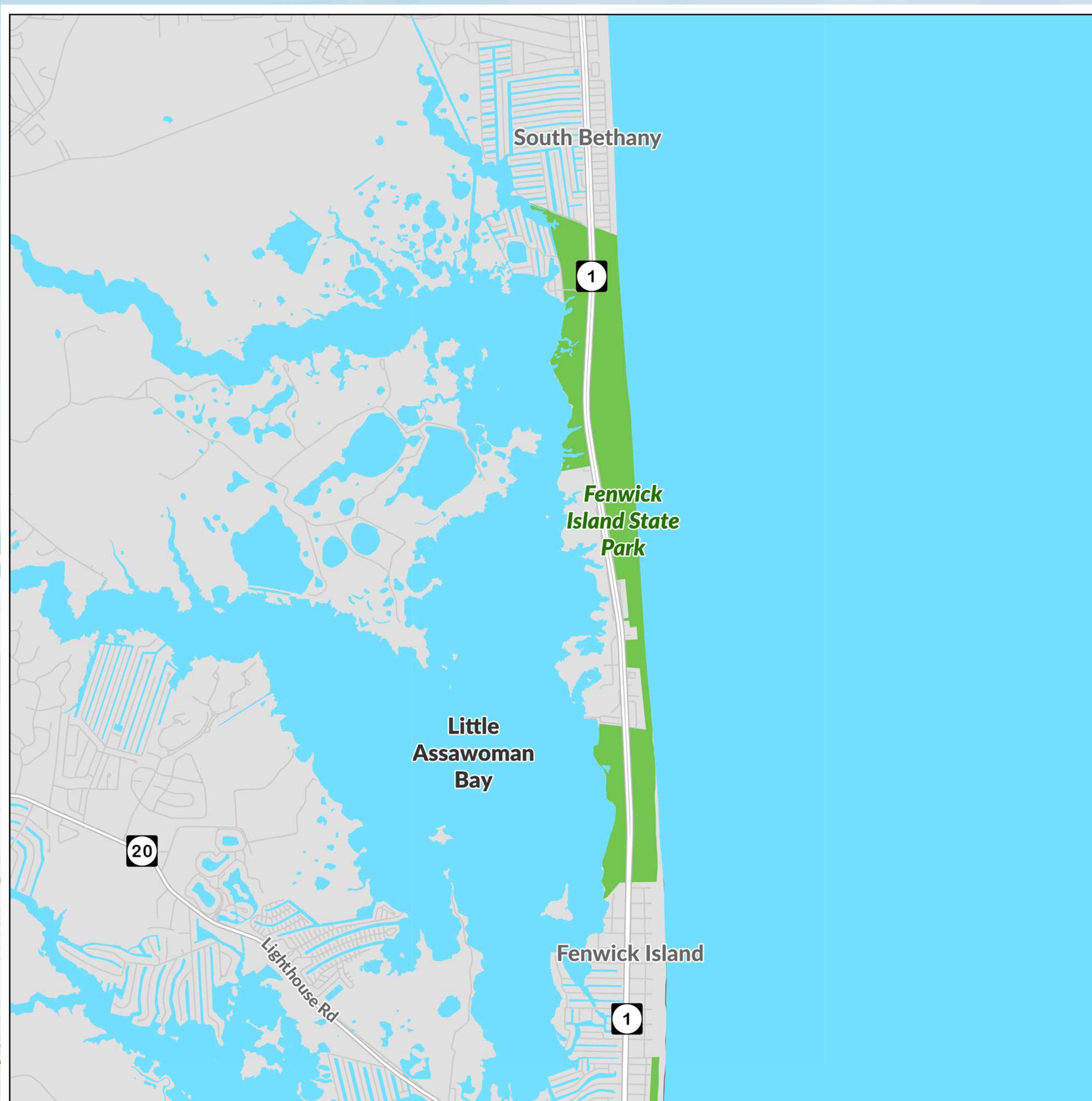


# FENWICK ISLAND STATE PARK

- Fenwick Island State Park is managed as part of Delaware State Parks' Delaware Seashore Region, which has 17 full-time staff.
- The park offers three miles of beaches along the Atlantic Ocean, and bayside access points along Little Assawoman Bay.
- The park has 378 acres and welcomed 230,638 visitors last year.
- A 2018 economic impact study indicated Fenwick Island State Park contributed \$60 million in visitor spending, the third-highest in the Delaware State Park system.



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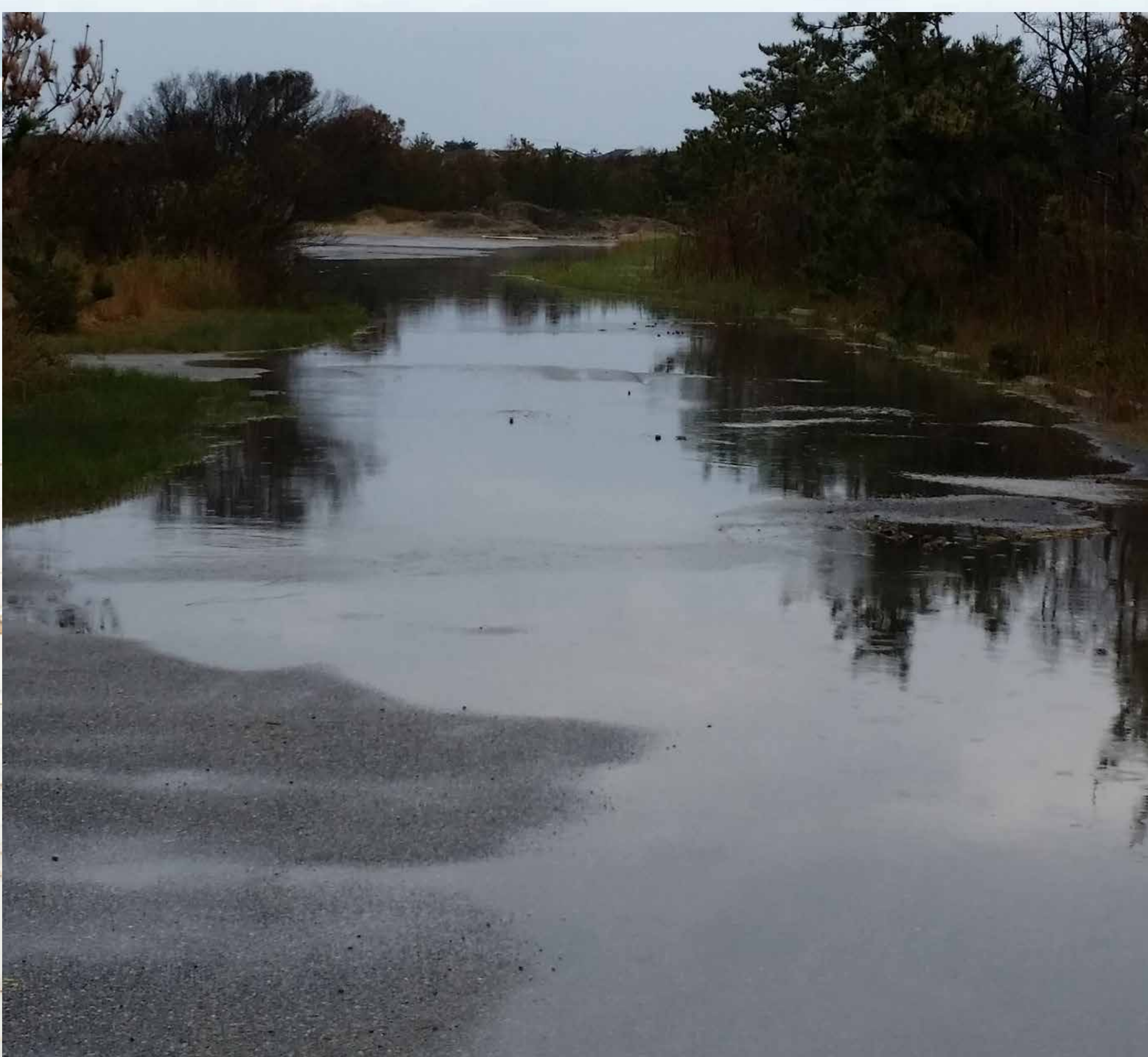


# Current Challenges at Fenwick Island State Park

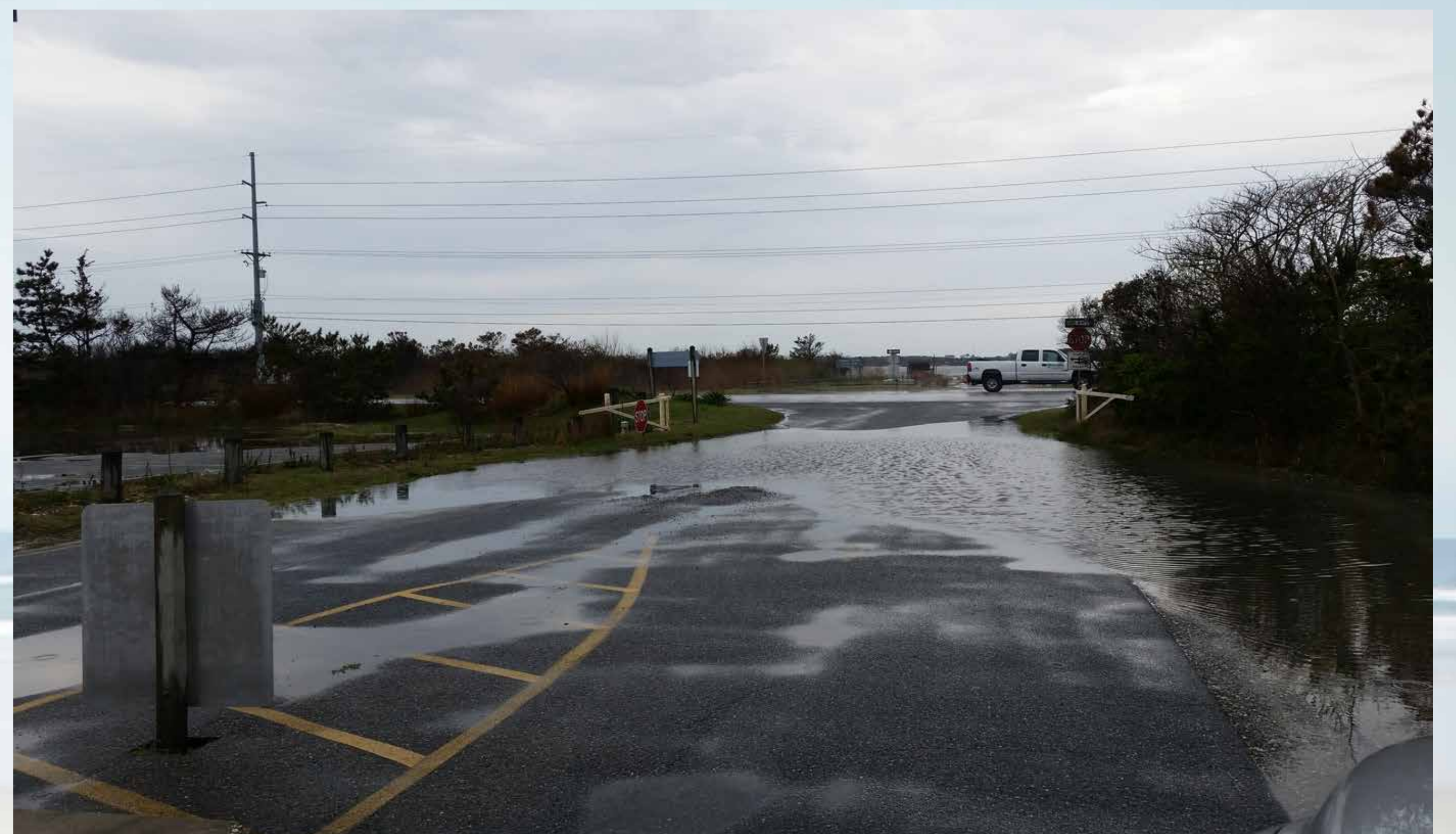
Much of Fenwick Island State Park's infrastructure is obsolete, and the park lacks amenities

## OBSOLETE INFRASTRUCTURE

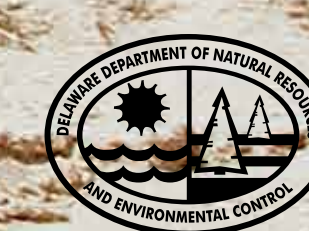
- Undersized bathhouse
- No continuous sidewalk pedestrian access from town limits into the park
- Periodic flooding
- Buildings are not all ADA-compliant



Flooding, following a fall cloudburst



Main entrance to the park



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# Current Challenges at Fenwick Island State Park

**Much of Fenwick Island State Park's infrastructure is obsolete, and the park lacks amenities**

## PARKING ISSUES

- Insufficient parking – The park reached capacity on a record 50 days during the 2019 summer season, more than any other Delaware state park. When the lot is full, traffic backs out onto Route 1, creating hazards for bikers and other vehicles and blocking entrance to the Chamber of Commerce
- Parking lot has badly deteriorated and needs significant improvements.
- One-in/one-out parking when the park is at capacity blocks emergency routes. This can literally create a life-or-death situation in the event of sudden lightning strikes, serious traffic accidents, or other life-threatening emergencies.



Main parking lot (aerial)



Southbound crossover Route 1



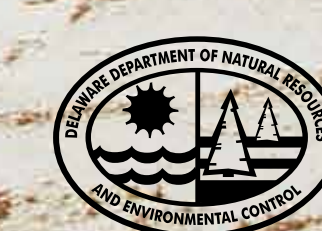
Condition of main lot



Additional main lot image

## LACK OF AMENITIES

- The park offers few traditional park recreational amenities. It has no playgrounds, ball courts, or pavilions.
- Lack of a nature center results in limited program offerings despite high demand – 1,582 participants participated in the 31 interpretive programs offered in 2018. That's an average of over 50 participants per program.
- No public meeting or event space
- No lifeguard housing -- qualified lifeguards are easier to recruit and retain when housing is provided as a benefit of employment.



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# State Park Funding for Capital Improvement Projects

Over the last six years, the Division of Parks and Recreation has received an average annual allotment of \$2.8 million to maintain and repair park facilities statewide. The cost to repair the Fenwick Island State Park parking lot and improve road access alone is estimated at \$2 million. The chart below lists, in order of priority, current capital projects that compete for this limited funding. The Fenwick Island capital improvement project highlighted below is high-ranking, but has not been completed due to a lack of funding.

Division of Parks & Recreation Capital Improvement Projects in order of priority			
Management Unit	Score	Project Description	Prelim. Cost Estimate
Cape Henlopen	28	Sewer Plant replacement and upgrades - coordination with City of Lewes underway	\$5,500,000.00
Fenwick Island	26	Fenwick island parking expansion, amenity upgrades, dropoff,renovation,entrance queing and evacuation route improvements	\$2,000,000.00
Auburn Heights Preserve	25	NVF installation of parking lots, infrastructure, trails and bridges, amphitheatre	\$5,000,000.00
Fort Delaware	22	Ft DE dock repairs -engineering and construction	\$300,000.00
Wilmington State Parks	21	Zoo: implement phase I master plan	\$12,000,000.00
Delaware Seashore	21	Dock Fire Suppression System	\$500,000.00
Fort Delaware	21	Island tram path: repair resurface path - construction documents underway	\$350,000.00
Alapocas Run	21	Alapocas Woods: Alapocas Run waterfall bridge- stone walls stabilization(engineering review)	\$250,000.00
Trap Pond	21	Bathhouse and Septic replacement Cypress Point	\$600,000.00
Cape Henlopen	20	Biden center renovations	\$10,500,000.00
Bellevue	20	Tennis Center parking lot resurface. The parking lot has excessive cracking and deterioration- review underway	\$600,000.00
Fort Delaware	20	Pavilion construction. The Fort currently does not have a safe shade structure for the patrons to have their lunches, where the picnic tables currently are located there are falling bricks overhead- construction documents underway	\$350,000.00
Cape Henlopen	17	New Pier Design	\$1,000,000.00
Brandywine Creek	16	Pave, fix erosion on existing stoned trails	\$500,000.00
Fort Delaware	16	Landing Site	\$550,000.00
Killens Pond	16	safe pedestrian connector between boat rental and boat ramp	\$3,000,000.00
Fort Delaware	16	Heronry overlook replacement. The current heronry look out is improperly constructed and is unstable - constructio documents underway	\$300,000.00
Garrison's Lake Golf Course	16	Cart Parth renovations and replacements - portion underway	\$250,000.00
Delaware Seashore	15	Fresh Pond Trail /Culvert Repair	\$25,000.00
Wilmington State Parks	15	Brandywine Park: North Park Drive; replace curb,walkway and fence	\$150,000.00
Wilmington State Parks	15	H. Fletcher Brown Park - Rotary park project, complete overhaul - evaluation underway	\$1,500,000.00
Auburn Heights Preserve	15	Carriage House offices secondary egress. The carriage house second floor offices do not have secondary egress in case of an emergency	\$35,000.00
Fox Point	15	Fox Point parking lot lights are not operational. The inoperable parking lot lights are a security concern	\$75,000.00
Cape Henlopen	15	Main Beach Bath House parking lot resurface. The parking lot has numerous pot holes and is severely cracked	\$600,000.00
Fort Delaware	15	Ft DE masonry repairs underway	\$100,000.00
Delaware Seashore	15	Marina - Marina boat ramp north side does not have any railing next to the side walk. The ramp has a 8 foot fall that is not protected with railing underway	\$35,000.00
Fort Delaware	15	Fuel Dock Piling replacement/repair engineering and construction	\$250,000.00





# Successful State Parks Partnerships

**DNREC's Division of Parks and Recreation has a proven record of successful business partnerships that improve visitor experience, create local jobs, and grow the economy.**

## CURRENT PUBLIC/PRIVATE PARTNERSHIPS AT FENWICK ISLAND STATE PARK

- Coastal Kayak
- Jay Vending (food service)
- Bethany-Fenwick Area Chamber of Commerce
  - The Chamber provides services to 675 local businesses
  - In 2019, the Chamber welcomed more than 4,000 visitors to its location in the park and sold 412 Delaware State Parks annual passes.
  - The building serves as a visitor center for the community.



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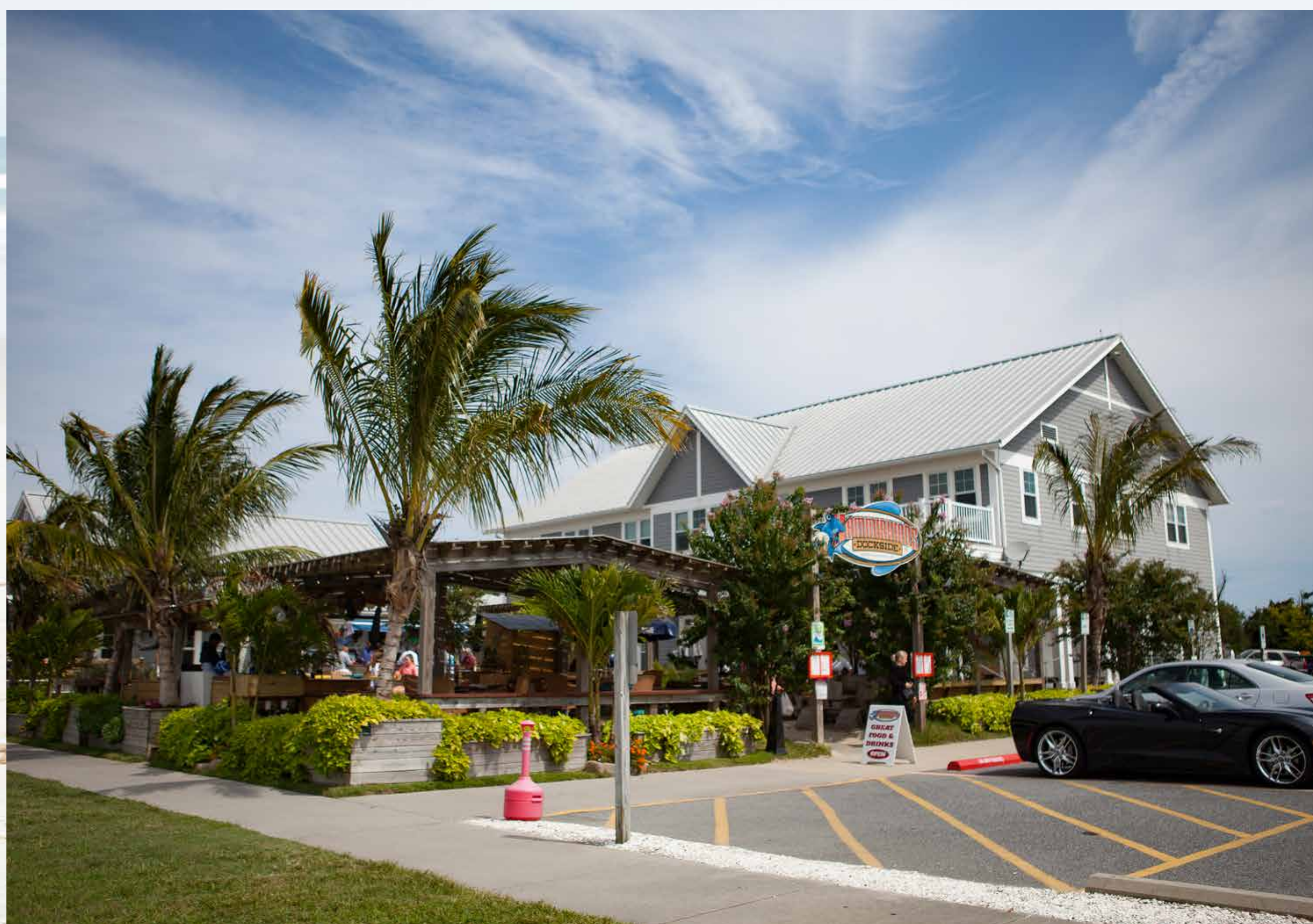


# Successful State Parks Partnerships

**DNREC's Division of Parks and Recreation has a proven record of successful business partnerships that improve visitor experience, create local jobs, and grow the economy.**

## SUCCESSFUL PARTNERSHIPS AT OTHER DELAWARE STATE PARKS

- Wellspring Farm (Bellevue State Park)
- Hook'em & Cook'em (Indian River Marina at Delaware Seashore State Park)
- Deerfield Golf Club (White Clay Creek State Park)
- Hammerheads Dockside (Indian River Marina at Delaware Seashore State Park)
- Big Chill Beach Club (Delaware Seashore State Park)
- Brandywine Zoo (Wilmington)
- Fort Miles Historical Association (Cape Henlopen)
- Delaware Center for the Inland Bays (Delaware Seashore)
- Public/private entities at the NVF site (Auburn Valley State Park)
- Go Ape Treetop Adventures (Lums Pond State Park)



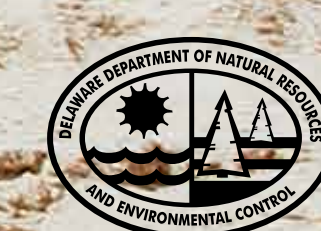
Hammerheads at Indian River Marina



Wellspring Farm at Bellevue State Park



Deerfield Golf Club at White Clay Creek State Park



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# What Is Being Proposed?

Ørsted, leading offshore wind developer, is applying for federal approval to build a wind farm off the coast that will deliver clean energy to the Eastern Shore. The Maryland Public Service Commission has selected this project in a competition to sell renewable energy from offshore wind in the state of Maryland.

- Traditionally, this type of energy transmission project would seek an easement to come through park property.
- Ørsted approached the Division of Parks & Recreation with a mutually beneficial partnership approach to connect to the electrical grid at Fenwick Island State Park. Ørsted proposed building an interconnection facility at Fenwick Island State Park. The roof space of the building would be used to expand recreational amenities for the park.
- As part of the project, Ørsted would construct up to \$18 million in improvements (as estimated by the Division) for Fenwick Island State Park, in addition to the interconnection facility.
- This proposed public/private partnership project would only move forward if all required permits for the project are received. The Delaware Department of Transportation would have the final say on all transportation-related decisions.
- The improvements to Fenwick Island State Park would be provided at no cost to Delaware taxpayers, as Ørsted is funding all aspects of the project.
- Park improvement projects could start as early as 2021. Fenwick Island State Park improvements will be completed concurrently when the wind farm comes online by the end of 2022 (estimated timeline). The park will not close for construction during peak seasons.
- DNREC and Ørsted signed a Memorandum of Understanding this summer, and the views of park neighbors were specifically considered when creating the plan.

The Division of Parks & Recreation is asking for your suggestions and feedback on this potential improvement project. Images you see here tonight are renderings of how proposed structures may look if completed.



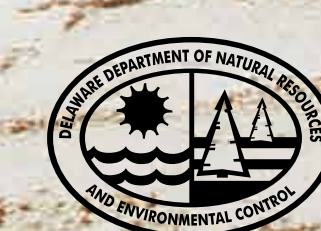
Proposed model view of interconnection facility with rooftop recreational amenities



Model showing rooftop amenities



Model showing view from east end of Lewes Street looking north toward park



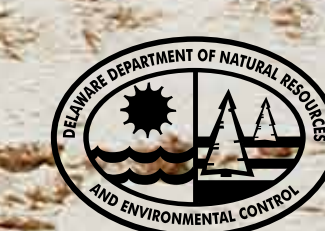
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# Environmental Considerations

**Environmental preservation is a high priority for the Division. The following are some of the steps planned to minimize the effects of any proposed construction on the environment.**

- Currently 2.4% of Fenwick Island State Park's 358 acres is developed. If completed, this project would take the percentage of developed land from 2.4% to 2.6%.
- To protect sensitive habitat and rare species on the Atlantic Ocean side, development in the park cannot occur any further north.
- International design firm Madderlake will use native plants and trees to create environmentally-conscious landscape design.
- Ørsted will harvest key plants before construction and return them to the site upon project completion.
- One goal of the project is to enhance diamondback terrapin nesting habitat on the bay side.
- A smaller footprint for the current parking lot provides room for dunes to move and grow.
- This green energy project would make Fenwick Island State Park the first offshore wind-powered park in the nation.



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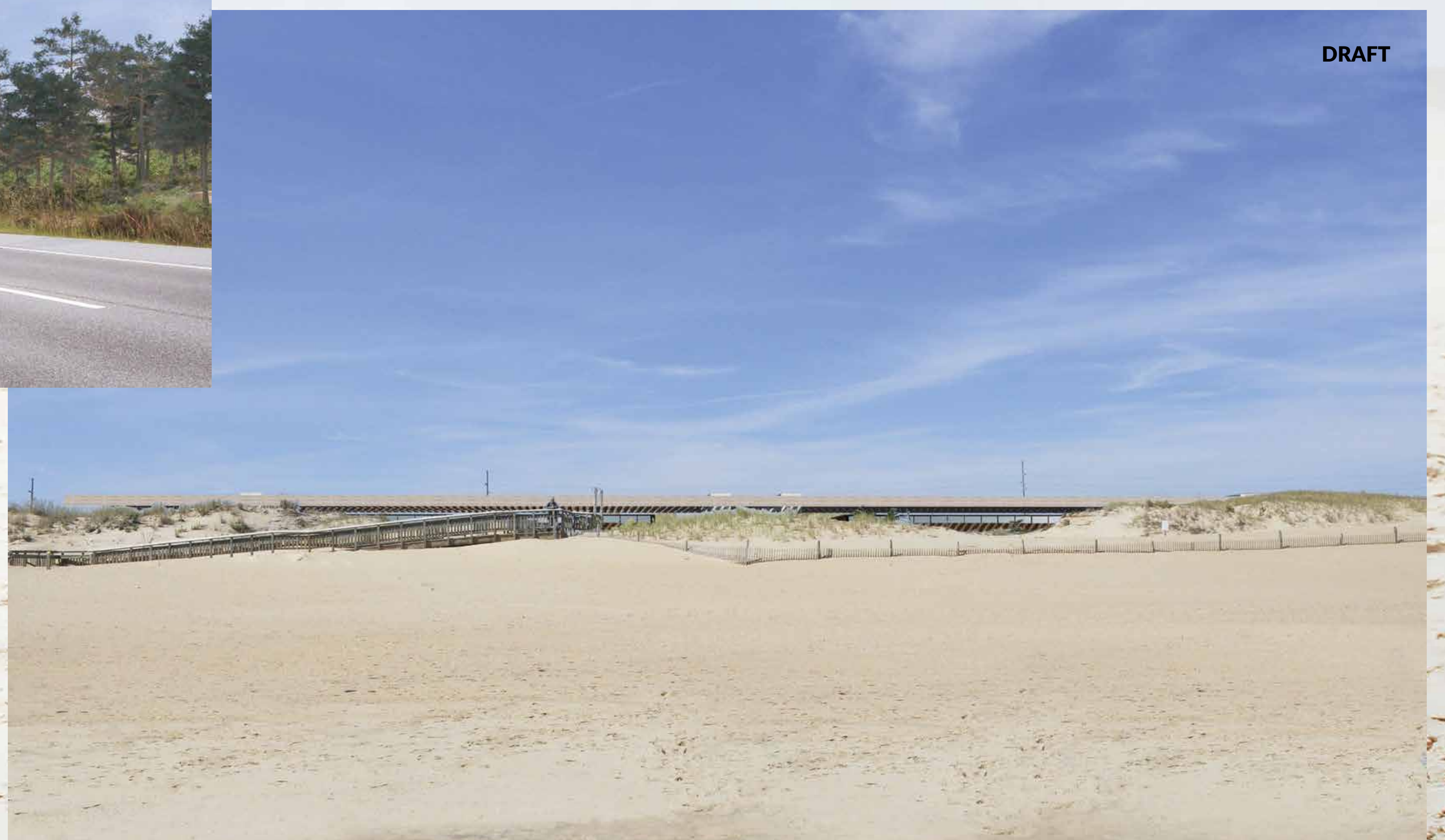
# What Are the Benefits to Fenwick Island State Park?

## IMPROVED INFRASTRUCTURE

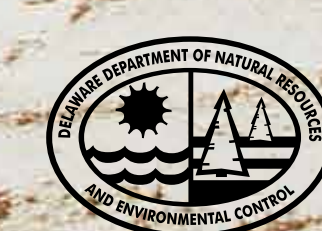
- New bathhouse and concession complex will offer expanded bathhouse facilities, offices, and a first aid station. A second bathhouse will also be added on the ocean side of the park, and a third bathhouse on the bay side.
- Extended sidewalks will allow pedestrian access from town limits to both sides of the park
- Improved grading and environmentally-friendly landscaping will reduce flooding and allow space for the dunes to grow or move while protecting views
- The ability to add a bus stop/bus service would further reduce traffic congestion
- An estimated 30-40% additional parking capacity will eliminate backups on Route 1.
  - Proposed improvements include a two-level low-profile parking unit near the bathhouse/concession complex. The lower level will be hidden by native plants and a graded berm sloping down from the upper level.
  - Improved roadway and parking will allow for two-way access from both the north and south ends of the park and accessible emergency routes at all times.
  - Parking fees will be collected electronically, eliminating both the need for a fee booth and the backups that occurred when customers stopped at the booth to pay.



Proposed model view: south of the park, looking north, with low-profile parking unit on the right-hand side of Route 1



Proposed model view: from the ocean, facing bathhouse and concession complex



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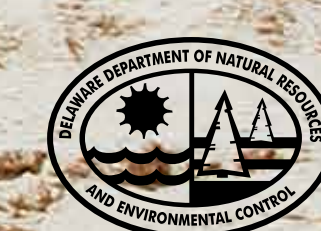
# What Are the Benefits to Fenwick Island State Park?

## IMPROVED AMENITIES

- The proposed design adds pickleball courts, a playground, an amphitheater for education programs, and a pavilion
- A pedestrian overpass will provide ADA-compliant access from the ocean side to the bay side over Route 1.
- A visitor center and event space will be built north of the current site of the Chamber of Commerce building, which will be moved to Holts Landing State Park to be used for staff housing. The new visitor center will house the Chamber of Commerce and a nature center, and provide meeting and educational programming space.
- Lifeguard housing will be provided on the bay side of Route 1.
- All new construction will be ADA-compliant.



Model depicting new visitor center, amenities, and pedestrian overpass



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